



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District

Pamela Gillham – Kalifornsky/Kasilof District

Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District

Dawson Slaughter – South Peninsula District

Jeffery Epperheimer - Nikiski District

Diane Fikes – City of Kenai

Franco Venuti – City of Homer

Paul Whitney – City of Soldotna

Troy Staggs – City of Seward

Monday, November 18, 2024

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request

[KPB-6442](#) a. Red Boat Subdivision; KPB File 2022-150

Attachments: [C1. TE Red Boat Sub Packet](#)

2. Planning Commission Resolutions - None

3. Plats Granted Administrative Approval

- [KPB-6443](#)
- a. Barron Wood Subdivision 2023 Replat; KPB File 2023-105
 - b. Birch Forest No. 3; KPB File 2022-151R1
 - c. Brown's Acre Estates 2024 Addition; KPB File 2024-028
 - d. City Park Subdivision 2023 Replat; KPB File 2023-145
 - e. Glacial Waters Subdivision Camp Addition; KPB File 2023-125
 - f. Hawk's View Subdivision No. 2; KPB File 2024-010
 - g. Jakes Estates ROW Replat; KPB File 2023-115
 - h. Moose Range Meadows 2024 Addition; KPB File 2024-045
 - i. RNK Subdivision; KPB File 2024-032
 - j. Wellness Tract 2023 Replat; KPB File 2024-009

Attachments: [C3. Administrative Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

- [KPB-6444](#)
- a. Holiday Park Subdivision 2024 Replat; KPB File 2024-061
 - b. Lost Lake Subdivision 2023 Replat; KPB File 2023-111
 - c. Peakaview subdivision 2024 Replat; KPB File 2024-038
 - d. Slikok Creek Alaska Poindexter-Opperman Replat; KPB File 2023-100
 - e. Whisper Lake Subdivision 2024 Replat; KPB File 2024-055

Attachments: [C4. Final Approvals](#)

5. Plat Amendment Request - None

6. Commissioner Excused Absences

City of Seward - Seat Vacant

7. Minutes

[KPB-6445](#) October 28, 2024 PC Meeting Minutes

Attachments: [C7. 102824 PC Meeting Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-6446](#) Ordinance 2024-29: Amending KPB 2.56.030 to incorporate the 2024 Homer Transportation Plan as an element of the official comprehensive plan for the portion of the Borough within the boundaries of the City of Homer.

Attachments: [E1. Ordinance 2024-29 Packet](#)

2. [KPB-6447](#) Building Setback Encroachment Permit; KPB File 2024-116
Segesser Surveys / Musgrove
Request: Permits a portion of the house to remain approximately 4' within the 20' building setback on Lot 5, Tukakna Sky Subdivision, Plat KN 82-110
Location: Tyena Ka Road & Kwanta Hah Circle; Kalifornsky Area

Attachments: [E2. BSEP Tukakna Sky Sub Packet](#)

3. [KPB-6448](#) Conditional Land Use Permit Modification; MS2015-005
Applicant: Sean Cude
Request: Modification to PC Resolution 2014-20 to allow excavation into the water table and for temporary localized dewatering.
Location: 36498 Virginia Drive; Kalifornsky Area

Attachments: [E3. CLUP Modification MS2015-005 Packet R](#)
[E3. CLUP Modification - MS2015-005 Desk Packet](#)
[E3. CLUP Modification - MS2015-005 DWHOA Desk Packet R](#)
[090924 CLUP Modification PC Meeting Packet](#)

F. PLAT COMMITTEE REPORT

Plat Committee will review 7 plats

G. OTHER - None

H. PUBLIC COMMENT/PRESENTATION

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-6461](#) 2025 Planning Commission Meeting Dates

Attachments: [Misc. Information](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, December 16, 2024 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.